



Broomwell, Llancarfan, CF62 3AD
£949,950

BRINSONS & BIRT

Imposing detached stone finish traditional farmhouse completed in 2005 for the present owner and designed to take full advantage of its gloriously rural location standing in about 8.47 acres with sweeping southerly views yet still within easy walking distance of this highly regarded village it's excellent facilities and within comfortable commuting distance of major cities including the capital city of Cardiff. Five bedrooms. Four Bathrooms. Four reception rooms. Super fitted kitchen. Large cellar room. Oil central heating. Double glazed. Double garage. Detached stable block and large modern barn.

Broomwell was completed in 2005 for the present owner and is designed in traditional Vale of Glamorgan farmhouse style with stone clad elevations. This imposing property enjoys elevated location enjoying wide ranging southerly views and is surrounded by farmland. The property stands in approximately 8.47 acres and includes a detached timber stable block and large modern barn. Despite this wonderfully rural location where you are very much out in your own world, you are still within walking distance of the village with its excellent facilities. Llanccarfan has long been recognised as one of the prettiest villages in the Vale of Glamorgan straddling Nant Llanccarfan which runs through the village and this is a village with traditional heart with the parish church, the village school, the pub and the village hall. Access to the major road network brings major cities within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant and Barry. Cardiff Wales Airport is only a short drive away and there is easy access to the mainline railway station.

Broomwell had been built to a high specification and enjoys the benefit of full oil fired central heating and double glazing. The kitchen is luxuriously fitted with a range of Italian units and granite work surfaces and there are four quality bathrooms that serve the five bedrooms. This is a house designed for family living in a gloriously rural location yet still within a quality village environment and with easy access to major centres.

Ground Floor

Entrance Porch

Pitched slate roof with exposed stone and brick detailing to the front. Part glazed storm doorway with widows to either side.

Reception Hall 15'3" x 10'3" (4.65m x 3.12m)

An impressive reception area with Karndean floor finish, walls oak panelled to dado and oak doors with matching architraves. Handmade solid oak staircase with traditional spindled balustrading and matching oak panelling to dado. Useful under stairs storage cupboard.

Cloakroom

Modern Heritage suite in white with chrome fittings and comprising low level WC and pedestal wash hand basin. Karndean floor. Opaque glazed window. Extractor.

Drawing Room 23' x 13'9" (7.01m x 4.19m)

A fine and particularly light principal reception room enjoying wonderful countryside views on three sides

and with French doors leading out to the substantial decked terrace. Stone built fireplace with flagstone hearth and minster stone over mantle housing Villager wood burning stove.

Sitting Room 15'3" x 15' (4.65m x 4.57m)

Two windows enjoying wide ranging southerly countryside views.

Dining Room 12'6" x 10'3" (3.81m x 3.12m)

Oak frame double doors with bevelled edge glass panes lead from the reception hall. Karndean floor finish. Oak panelled walls to dado. Pair of double glazed doors to lead out to the rear garden and enjoying rear countryside views.

Study 11' x 8' (3.35m x 2.44m)

Windows on two sides enjoying countryside views. Fitted desk units. Karndean floor finish.

Kitchen/Breakfast Room 16' x 15' (4.88m x 4.57m)

Luxuriously fitted with a range of matching Italian wall and base cupboards by Febal with cherrywood panelled

doors and drawer fronts. Range of granite work surfaces with cream ceramic tiled splashbacks and lighting between wall and base units. Matching coving and pelmets including bridging units with concealed lighting over the two windows which enjoy views out over the rear garden and countryside beyond. Features include; recently installed oil fired Aga in country cream within brick finished recess with concealed lighting, Franke 1.5 bowl sink unit with contemporary style chrome mixer tap, integral dishwasher with decor panel, glass fronted wine cooler, wine rack, pull out breakfast bar, glazed display cupboards, karndean floor finish. Recessed lighting to ceiling. Plenty of space for breakfast table and chairs.

Utility Room 14'6" x 7'3" (4.42m x 2.21m)

Work surface area with inset double bowl stainless steel sink unit and double cupboard below to match kitchen units. Space and plumbing for washing machine. Space for tumble dryer. Karndean floor. Window overlooking rear garden. Extractor. Stable style oak effect UPVC double glazed storm doorway.

First Floor

Landing

Easy graded solid oak staircase. Access to roof storage space. Shelved airing cupboard. Oak panelled doors leading off.

Master Suite Bedroom One 13'9" x 11' (4.19m x 3.35m)

Enjoying wonderful wide ranging rural views to the south and west. Oak panelled doorway through to en-suite.

Master Suite Bathroom One

Luxury modern Heritage suite in white with chrome fittings comprising low level WC with concealed cistern, wash hand basin set into vanity unit, corner Daryl shower enclosure. Walls fully tiled. Tiled floor. Chrome towel rail/radiator. Extractor. Window.

Suite Bedroom Two 15' x 10'6" (4.57m x 3.20m)

Two windows enjoying wide ranging southerly rural views. Doorway through to en-suite.

Suite Bathroom Two

Luxury Heritage suite in white with chrome fittings comprising shower enclosure, pedestal wash hand basin and low level WC. Chrome towel rail/radiator. Fully tiled walls and floor.

Suite Bedroom Three 15'3" x 9'9" (4.65m x 2.97m)

Two windows overlooking the rear garden with views of woodlands and countryside beyond. Doorway through to en-suite.

Suite Bathroom Three

Luxury modern Heritage suite in white comprising low level WC, pedestal wash hand basin and shower enclosure. Chrome towel rail/radiator. Fully tiled walls and floor. Window with decorative stained glass kingfisher feature. Extractor.

Bedroom Four 10'9" x 9'9" (3.28m x 2.97m)

Window enjoying views over the rear garden and countryside beyond.

Bedroom Five 13'9" x 7'3" max (4.19m x 2.21m max)

Two windows enjoying views over the rear garden and countryside beyond. Access to roof storage space.

Bathroom Four

Luxury Heritage suite in white comprising double curved end free standing bath with shower attachment. Low level WC and wash hand basin. Curved corner shower cubicle with hand shower and rainhead shower. Walls and floor fully tiled. Chrome towel rail/radiator. Extractor. Directable ceiling spotlights. Window enjoying front views.

Lower Ground Floor

Cellar 23' x 13'9" (7.01m x 4.19m)

Only accessible externally. Useful fitted with electric light and power. Oil boiler. Wide variety of uses including gymnasium, playing room, home office etc.

Outside

Adopted country lane leads from opposite the village school to the entrance of Broomwell with electrically operated gates set between stone pillars. Stone built wall flanks the first section of driveway which passes over a small brook and then leads up to the house and then leading to the DETACHED DOUBLE GARAGE (20' x 16'6"). Cavity wall construction with pitched roof. Electrically operated double doors. Electric light and power. Double glazed window. Side door. Immediately to the front of the house is a decorative gravelled area which runs around the extensive decked railed terrace (about 33' x 15' in the main part) which enjoys delightful views to the south and west. Substantial lawned front garden which slopes down to a small

brook. Lawned rear garden with inset water feature. The garden is designed with ease of maintenance in mind and provides a pretty setting to the house. At the bottom of the driveway a spur leads off to a five bar gate with access to the PADDOCK which with the house and gardens amount to about 8.47 acres. There is access to the brook from the paddock. In the top field is the TIMBER BUILT STABLE BLOCK comprising two boxes and a tack room with railed concrete yard. Electric light, power and water to the stable block. Steel portal frame modern BARN (45' x 44') 17'6" high to ridge with water, light and power.

Services

Mains water and electricity. Central heating by oil. Drainage to private water treatment system.

Directions

From Cowbridge take the main A48 road towards Cardiff and as you enter the village of Bonvilston turn right immediately before the Aubrey Arms. Go down to the T junction and turn right. Follow this road for just over two miles until you come to a sharp right hand bend with a 3 way junction and turn left signposted Llancarfan. Drop down the hill into the village and at the T junction bear left passing the Church and the Fox and Hounds pub on your right hand side. Cross the Ford slightly up the hill and turn first right. Opposite the village school bear left up the lane which brings you to the front gates of Broomwell.

From Cardiff take the main A48 road from Culverhouse Cross towards Cowbridge passing through the villages of St Nicholas and into Bonvilston. As you leave Bonvilston turn left immediately after the Aubrey Arms and then proceed as above.

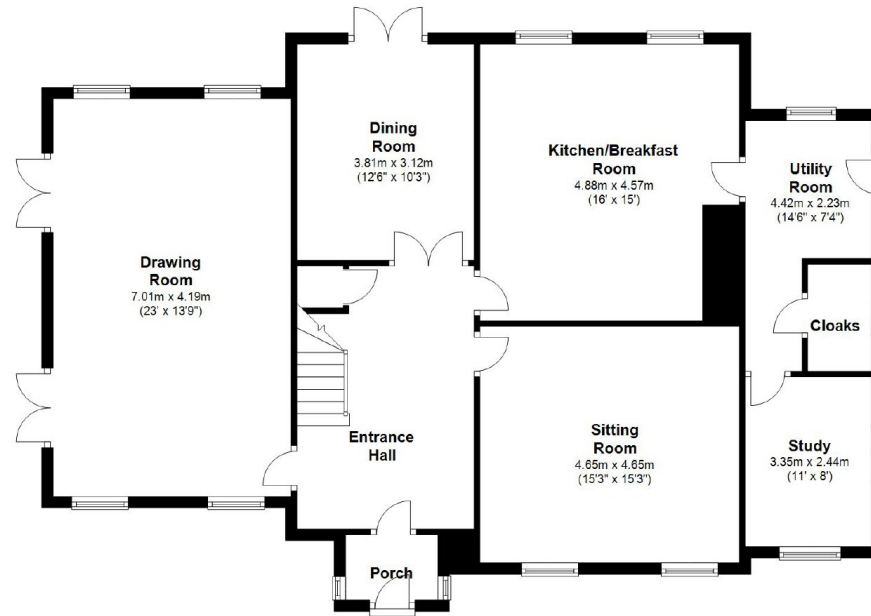






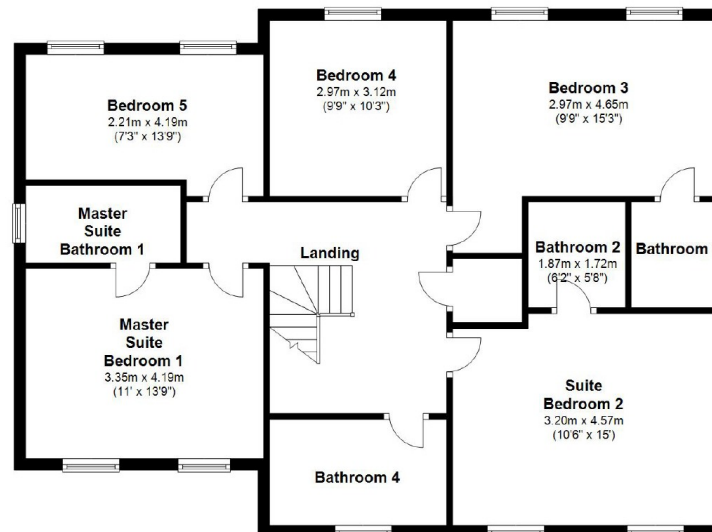
Ground Floor

Approx. 123.4 sq. metres (1328.6 sq. feet)



First Floor

Approx. 104.8 sq. metres (1127.7 sq. feet)



Total area: approx. 228.2 sq. metres (2456.2 sq. feet)



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